

**21<sup>ST</sup> CENTURY SCHOOLS BOND ADVISORY COMMITTEE  
INAUGURAL MEETING MINUTES – JUNE 11, 2013**

The 21<sup>st</sup> Century Schools Bond Advisory Committee (Committee) met on June 11, 2013 in Conference Room 916 of the School Board Administration Building. Mr. Martinez called the meeting to order at 3:05 p.m.

**Committee Members**

Mr. Roberto Martinez  
Ms. Cindy Lerner  
Ms. Sharon Watson  
Mr. Paul Wallace  
Mr. Jeffrey Shapiro  
Dr. Sean Foreman  
Mr. Samuel Lee Gilmore, Jr.  
Reverend Guillermo Revuelta  
Ms. Gepsie Metellus  
Mr. Juan Del Busto  
Mr. Jack Lowell

Mr. Anthony Dawsey  
Ms. Carol Graham Wyllie  
Mr. Alan Rubin  
Mr. T. Willard Fair  
Mr. François Illas  
Mr. Marcos Jimenez  
Mr. Cecil T. Daniels  
Mr. Thomas Eagan  
Mr. Raul G. Valdes Fauli  
Ms. Susan Marie Kairalla  
(Alternate to Mr. Thomas Eagan)

**Ex-Officio  
Non-Voting Members**

Representative Erik Fresen  
Mr. Jose Montes de Oca  
Mr. Jaime G. Torrens  
Dr. Richard H. Hinds  
Mr. Christopher Fisk

**Miami-Dade County Public School Attendees**

Dr. Lawrence S. Feldman, Board Member  
Wilbert "Tee" Holloway, Board Member  
Mr. Alberto M. Carvalho  
Mr. Walter J. Harvey  
Ms. Tabitha Fazzino  
Ms. Ana Rijo-Conde  
Mr. James Dillard  
Mr. Nicolas Betancourt  
Mr. Carl Nicoleau  
Ms. Deborah Karcher  
Ms. Isora Castro  
Ms. Corina Bethencourt  
Ms. Erzebet Munsie  
Ms. Ana Lara  
Ms. Raquel Alexander  
Ms. Dalia Rosales  
Mr. Brian Williams  
Ms. Arleen Stanek  
Ms. Sylvia Diaz  
Mr. Tom Knigge  
Ms. Jackie Fals  
Ms. Melinda McNichols  
Ms. Patra Liu

**Other Attendees**

Ms. Danielle Coupet  
Mr. Dan Ricker  
Mr. Sterling Laylock  
Mr. Jim Murley  
Mr. Glen White  
Mr. Ken Spillet  
Mr. Fernando Gavarrete  
Ms. Ana M. Huertas  
Ms. Ana Iragorro  
Dr. Terry Murphy  
Mr. Mario Artecova  
Mr. Sherwood G. DuBose

**Recording Secretary**

Ms. Annette Jones

Mr. Martinez made a motion to approve the June 11, 2013 minutes to include Dr. Sean Foreman and they were approved unanimously.

Mr. Martinez recognized attending Board Members, Dr. Wilbert "Tee" Holloway and Dr. Lawrence Feldman and turned the meeting over to the Mr. Alberto Carvalho, Superintendent of Schools, to introduce the Agenda.

Mr. Carvalho welcomed the attendees and guests and stated that the meeting would include among other items, a GOB program update, information regarding a recently adopted Policy by the Board on Small Business Enterprise participation, and an update on Bond financing from Financial Services.

Mr. Carvalho remarked that recently community dialogue meetings were held to apprise the community of what is being accomplished under the GOB program along with a discussion on some of the challenges and opportunities. Mr. Carvalho reiterated that the one thing that has stayed constant is the promise to deliver projects on time, under budget, and with the best processes and procedures in place. A concern expressed by the community focused on projects not slated to start until year 5 or 6. As a result, Mr. Carvalho had met with Facilities staff to determine whether implementation of the GOB program could be accelerated without risk. Discussions also dealt with the financing aspects of acceleration and the need to stay within the parameters initially presented to the voters prior to the November referendum. As a result of these discussions, Staff was able to formulate a plan, approved by the Board at the previous Board meeting, authorizing the issuance of up to \$305 million rather than the initial \$200M, and to secure additional financing in the subsequent six months as needed, all at favorable locked-in rates. This scenario would greatly facilitate program acceleration and compression of the implementation timeline to five rather than the initial seven years. Mr. Carvalho reiterated that this would maintain the average increase on households in Year 1 to \$5. Mr. Carvalho then briefly described a parallel initiative to bring individual digital device empowerment for all students in Miami-Dade with the lease purchase of approximately 150,000 units. This was made possible by allocating dollars once tied to instructional materials in the form of textbooks to student devices. This decision allowed the District to invest now in technology. As a result, the District has a full solution for technology and digital conversions.

Mr. Carvalho thanked the Committee for its time and dedication and remarked that the Committee is key to faithful implementation of the Bond. Mr. Carvalho stated that he submitted a recommendation to the Board to maintain maximum transparency, through which the independent Chief Auditor and Inspector General can scrutinize the work of the Committee, the Administration's work, as well as contracting, and sub-contracting activities. Mr. Carvalho stated that there will also be involvement from a Federal entity on a rotational basis, on a level of anonymity, to scrutinize the process. These safeguards have been established in order to maintain transparency in government and to assure the community that a "promise made is a promise kept."

Mr. Martinez encouraged Committee members to visit schools in addition to their work on the committee. Mr. Martinez mentioned that he had met with Mr. Carvalho and staff to develop the Agenda and that subsequently, staff was requested to reach out to Committee members for submittal of any items of interest for consideration at the meeting. Input was received from the Vice Chair, Ms. Cindy Lerner, and incorporated into the presentation.

Mr. Martinez made a motion to approve the revision to the March 18, 2013 minutes to include Dr. Sean Foreman and they were approved unanimously.

Mr. Harvey thanked the Committee members for submitting the Conflict of Interest forms. Mr. Harvey stated that his office did not find any conflict of interest with regard to any of the members serving on the committee. Mr. Harvey then reminded members that if there is a potential conflict of interest or a contractual relationship that the member or their company may enter into with the District which would generate income, this must be brought to the Board Attorney's attention for review and a determination of whether there is a potential conflict of interest. Mr. Martinez asked whether all Conflict of Interest forms had been turned in satisfactorily and Mr. Harvey affirmed such.

Mr. Torrens then presented an Overview of the Bond Program and noted that during the past month the District has been very active with GO Bond activity. Mr. Torrens summarized said activities as follows:

- Commencing on April 30, 2013 and continuing through the month of May 2013, the District held nine Community meetings (*Dialogue by Design*) on the GOB rollout.
- The Board appropriated approximately \$170 million at the May 8, 2013 meeting to launch the 68 Year 1 GOB projects, noting that Agenda Item E-15 may be viewed on line.
- A Program Management Support Services firm, Parsons Brinckerhoff, was commissioned by the Board at the May 8, 2013 meeting, noting that Agenda Item F-21 may also be viewed on line, and that a kick-off meeting between District staff and PB was scheduled for June 11, 2013.

Mr. Carvalho stated that commissioning was a critically important point in keeping promises made to the community. Hiring the Program Management firm of Parsons Brinckerhoff was the first shot that signifies the private sector's involvement in rolling out the Bond program.

Mr. Torrens then continued his overview by reporting on the following:

- Commissioning of design professionals for the two large year 1 GOB funded projects, i.e. Miami Norland Senior partial replacement and new 6th through 12th grade facility at MAST on Virginia Key, is scheduled for Board approval at the June 19, 2013 meeting.
- Work orders for 66 projects with construction values between \$1 million and \$2 million are expected to be issued to design professionals and construction managers before the end of June.

Mr. Martinez asked whether there were any questions with regard to the Facilities overview. Mr. Martinez then asked when construction would begin on the smaller contracts. Mr. Torrens stated that initially work orders would be issued to architects and construction management firms concurrently. Subsequently, the firms would then begin the design process which would take, depending on the nature of the work for projects of this size, approximately six months for design and permitting. CM firms are also being assigned up front and are required to verify existing conditions at the schools, coordinate work with the Principals, and ensure the schedules are such that they are not disruptive. Mr. Torrens stated he anticipated some brick and mortar before the calendar yearend.

Mr. Martinez asked for a description of a typical project in year 1. Mr. Torrens stated that many of the projects replacement of air conditioning systems, lighting systems, replacement of windows, roofing work, fire safety systems, security enhancements and playgrounds. Mr. Martinez asked whether windows being replaced are installed according to the Florida Building Code. Mr. Torrens stated that they are all replaced with Impact Resistant and up to the Florida Building Code.

Mr. Lowell asked whether the Miami Norland Senior and MAST projects would be included in the presentation. Mr. Torrens stated that the projects were included in the presentation and were also included in the list of projects presented at the May 8, 2013 Board meeting listed under Agenda Item E-15. Mr. Martinez asked when construction on the two projects would begin. Mr. Torrens stated in keeping with the ILA between the Village of Key Biscayne and the Board, the MAST project calls for the project to open for the 2015-2016 school year. Construction is expected to begin within nine (9) months. Miami Norland Senior

is a phase project with construction of the new buildings on a different side of the campus. Once occupancy is achieved, demolition of the existing buildings will begin.

Dr. Foreman asked whether the competitive bid process was followed and were the firms selected local vendors. Mr. Torrens stated that a competitive solicitation for the projects was followed and both firms are local. Mr. Carvalho stated that the Local Vendor Preference Policy was approved by the Board prior to the passage of the Bond to ensure that the economic investments remain within the local community.

Mr. Dawsey asked which architectural firms were commissioned for the projects in question. Mr. Torrens stated that Rizo Carreño & Partners, Inc., is the Architect/Engineer of record for the partial school replacement at Miami Norland Senior High School and Silva Architects, LLC, is the Architect/Engineer of record for the New Grade 6-12 Facility & Mast Academy, respectively.

Mr. Valdes-Fauli stated that he was under the impression that technology was out of the scope of the GOB funds. Mr. Carvalho stated that several funding streams were made available for the investment in technology. Initially \$100M is dedicated from the Bond Program. Secondly, staff was able to cobble together other funding streams such as the Federal eRate match through which the Federal government provides ten dollars for every dollar spent by the District until the funds are exhausted; that accounts for approximately \$70M, of which \$35M has been received. Thirdly, the District applied for a Race to the Top district competition. There were 15,000 school systems in America vying for this funding. The District placed first out of sixteen winners and one of only six independent school district winners. Although other states applied as a whole, the District did not apply through the State or partner districts because of the strong belief that the District's performance warranted such a decision. The District ultimately received \$32M, which will be used to provide technology for an iPrep initiative at the middle school level. Lastly, the purchase/lease agreement through Bank of America of \$63M for lease purchase of devices brings the combined funding streams to a total of approximately a quarter of a billion dollars to invest in technology.

Mr. Martinez then turned the meeting over to Ms. Silvia Rojas, Treasurer, for an Overview from the Office of Finances Services. Ms. Rojas reported that on April 15, 2013, the Treasury Advisory Committee (TAC) reviewed financial proposals related to the General Obligation Bond (GO Bond) on financing. The District requested proposals related to Line of Credit or rate lock. Based on the review of the proposals, it was determined that it was less costly in terms of interest rate risk to enter into a rate lock. The recommendation from the TAC was to do a competitive sale of \$200M for the first issuance and a negotiated sale for an additional \$100M on a forward settle basis seven months out. However it is going to be priced off the competitive sale less 22 basis points. It provides very low cost as well as low risk related to the finance and it is also consistent with the GO Bond Referendum with the information provided to the community. We are looking at minimizing taxpayer costs and the initial estimate during the Referendum was \$5 per \$100K of taxable value. We have also issued Requests for Proposals for digital devices. Bank of America provided the lowest cost and a very attractive formula. The average rate over the last three years is 1.25 for a six year term. There is funding through instructional materials coming through in 2014/2015 that allows flexibility to use these funds for digital devices.

Mr. Martinez asked whether the District is going to go to market and issue Bonds sometime in the next four months and that he assumed the District would be earning less interest on the money than what it is being paid out. Ms. Rojas stated that an analysis was performed to determine the lower cost of now versus a year from now, and it became clear that even though there is a negative carry, the risk that rates would rise proved that the decision to act now was more beneficial to the District.

Ms. Metellus asked whether the Bond proceeds would be held in special segregated accounts. Ms. Rojas stated that they are segregated as was done in previous Referendum. Ms. Metellus asked what banking institution was being used to secure the funds. Ms. Rojas stated that the District uses Wells Fargo; however, all the funds will be invested and will not necessarily remain at Wells Fargo until they need to be available.

Mr. Brian Williams next provided an Overview of the Office of Economic Opportunity (OEO) by enumerating the efforts of the OEO with respect to the new program for Small Business Enterprises (SBE) and Micro Business Enterprises (MBE). The OEO continues to conduct community outreach events and Mr. Williams enumerated the events held since the Advisory Committee's meeting of March 18th, as well as future planned events, as follows:

- LABA (Latin American Business Association)- Monthly Meetings – March 20 and April 17, 2013
- Miami-Dade Aviation Department's Minority Affairs Division Community Outreach Meeting - April 5, 2013
- The Miami-Dade City DNA Application – April 11, 2013
- The Miami-Dade Chamber of Commerce (Accessing Your Financial Potential) – April 17, 2013
- Society for Marketing Professional Services, Small Business are the Backbone of America, April 17, 2013
- Miami Bayside Foundation, Minority Business Roundtable, April 17, 2013
- Society of American Military Engineers -April 24, 2013
- Miami-Dade County Associated Builders and Contractors - May 1, 2013
- Miami-Dade Chamber of Commerce - May 16, 2013
- The Blue Book - May 16, 2013
- MDX: 10th Annual Small, Local & Minority Enterprise Conference - May 16, 2013
- Florida's Turnpike Enterprise Minority Enterprise Contractor Event – May 31, 2013
- CSBE Association Monthly Meeting – June 6, 2013
- Haitian American Chamber of Commerce (Monthly Meeting) – June 13, 2013
- Commissioner Barbara Jordan "How to do Business" – June 13, 2013
- MDC-Dept. of Regulatory & Economic Resources (Monthly Meeting) – June 14, 2013
- Minority Affairs Division - Miami Dade County – August 2, 2013

Mr. Williams stated that the purpose of hosting outreach events is to get the message out on how to do business with the District and provide the community with information regarding the Bond work on projects as well as any other upcoming projects within the District. The second component is to encourage local vendors in the Miami-Dade community to register under SBE program. Since April of 2013, when the OEO began certifying firms, over 50 applications have been received, certifying approximately 40 firms into the program.

Mr. Brian Williams then provided an Update of the Disparity Study. He stated that a Tallahassee based firm was hired to conduct a Disparity Study of any disparity which may exist within Miami-Dade County Public

Schools. Phase 1 of the analysis is moving according to pace and was restricted and broken down into Phase 1/Construction and Phase 2/Procurement. All data has been collected from District staff and submitted to the consultant. The firm is currently processing the data to perform their Utilization Analysis, Availability Analysis, and Preliminary Disparity Analysis. The OEO is simultaneously sending surveys to the prime contractors who have conducted businesses with the District to get information with respect to subcontractor information for the Study. It is anticipated that the majority of the analysis will be conducted by the end of June 2013. An analysis will be made available to the Advisory Committee and the general committee.

Mr. Lowell asked what types of disparities are being tested. Mr. Williams stated that the firm is reviewing all contracts to determine whether any disparity exists in any of the current firms that would qualify as a minority or women-owned firm within State guidelines. Mr. Lowell then requested an explanation of the methodology. Mr. Williams stated that the firm is reviewing all contracts that the District has conducted over a period of time. In the case of Construction, the OEO is beginning with the most recent contracts and going back six years. The purpose of the Analyses is to look at those contracting opportunities that existed at the time the contracts were awarded, compare them to the firms that were retained through that solicitation process, and gauge that against the number of minority firms that were available in that particular contracting area and determine whether or not there was some block in terms of those firms not being able to get contract opportunities or whether there was a systematic issue within the District that prevented those firms from being awarded contracts.

Mr. Wallace asked what steps would be taken if disparity is discovered. Mr. Williams stated that if disparity is found it is anticipated that the District will reestablish the Minority/Women Business Enterprise (MWBE) Owned Program that specifically has preference initiatives to allow for more contracting opportunities to those particular groups that may have been disparaged throughout the process. The MWBE Program was repealed due to the fact that a disparity analysis had not been conducted as required under the Equal Protection Clause in order to have a legal race/gender based program. A shift has been made to the SBE program, which is a race based/gender neutral program so that the District was compliant with Statute. The OEO is currently processing the SBE program.

Mr. Wallace asked whether this would include direct contracting and subcontracting firms. Mr. Williams stated that it would apply to both. The OEO is reviewing preferences and initiatives that would affect the prime contractor as well as the subcontractors down the line.

Mr. Gilmore expressed concern that this may present a problem if the Disparity Study is ineffective or inconclusive without having met with the Committee prior to releasing their findings. Mr. Williams stated he would ensure the Consultant made contact with Mr. Gilmore and the NAACP. The firm is collecting anecdotal data and held the initial public meeting at Miami Jackson Senior. A second public hearing will be held at Miami Carol City Senior at the end of June. The information concerning the hearings will be distributed to the various organizations. Additionally, two public forums are being scheduled. The OEO is making all efforts to spread the meetings out to give opportunities to get information to the entire Miami-Dade communities. The OEO provided a list of trade and community organizations to the consulting firm and they are contacting those organizations. They have reached out various organizations but are experiencing difficulty receiving responses.

Dr. Foreman asked how the Disparity Study was funded and whether any of the Bond monies are being used for the initiative. Dr. Hinds stated that the funds used to finance the initiative are from the General Fund. Bond monies were not involved in the Disparity Study.

Mr. Rubin then inquired as to the cost to conduct the Disparity Study. Mr. Williams stated that the cost to conduct the Disparity Study was approximately \$400K and that in order to prevent stale information it must be conducted every five to six years.

Mr. Williams stated that an Item will be presented at the June 19, 2013 Board meeting to recommend an Interlocal Agreement (ILA) between The School Board of Miami-Dade County, Miami-Dade County (County), and Miami-Dade College. The purpose of the ILA would be to centralize the certification process and make it easier for vendors to become part of the District's SBE program. Each of the agencies has an existing Small Business program through which they currently certify vendors. In evaluating these programs Mr. Williams met with representatives from both agencies and it was determined that the County has the most comprehensive program and is the best suited to be the centralized agency. Both agencies would certify, assuming this passes among all Boards. The County would be the central agency to certify for the Small Business program. The other component of the ILA would be community outreach in which efforts from each agency would be combined to host community outreach events as well as training events for local vendors.

Mr. Lowell asked what the process would entail. Mr. Williams stated that the process would be certified by the County and proof of certification provided to the District which would admit the vendor into the Program. This information would be shared between the three agencies.

## **ACTION ITEMS**

### **Action Item A: Approve the Establishment of the 21<sup>st</sup> Century Schools Bond Advisory Committee Meeting Calendar**

Mr. Martinez introduced the Action Items to the Committee. Mr. Martinez stated that some Items would require Board approval. Mr. Martinez stated that the Committee is required to meet at least four times a year, but is permitted to meet more frequently if necessary. Mr. Martinez also stated that he met with District staff to determine appropriate dates during the calendar year in a reasonable manner.

Mr. Martinez requested a motion to approve the Establishment of the 21<sup>st</sup> Century Schools Bond Advisory Committee Meeting Calendar. The motion was made by Mr. Alan Rubin; seconded by Mr. Thomas V. Eagan and passed unanimously.

### **Action Item B: Create a Community Outreach Sub-Committee consisting of seven (7) members from with the Committee Membership**

Mr. Torrens stated that there was expressed interest at the Inaugural meeting of the Committee to establish a sub-committee that would task itself with community outreach and bring recommendations back to the entire Committee.

Mr. Martinez asked whether this would include any topic. Mr. Torrens clarified that the topics would be related to the Bond. Mr. Gonzalez asked whether this included the projects, where they are going to be, and whether the monies are being invested in a way that supports the economy throughout the County. Mr. Torrens stated that the idea is to make sure the community feels comfortable that promises are being kept and that different constituencies are kept informed. Part of the idea was for the sub-committee to determine

what forums need presentations. The size of the committee should reflect approximately 25% of the membership of the entire committee resulting in a membership of no more than seven members.

Mr. Martinez asked whether there were any questions prior to posing the motion.

Mr. Rubin asked how many people attended the community dialogue meetings. Mr. Torrens stated that it varied from location to location with a range of 100-300 people in attendance.

Mr. Dawsey asked whether any of the community meetings were shown on the public television network. Mr. Torrens stated that the meetings were not recorded. Plans are being made for a televised townhall meeting following the opening of the school year.

Ms. Kairalla requested clarification of the role of the sub-committee. Mr. Torrens stated that the task of the sub-committee is to inform the community of the progress of the Bond and come back with strategies on how the Committee as an entity can keep the public informed over the entire course of the Bond program.

Mr. Martinez requested a motion to Create a Community Outreach Sub-Committee consisting of seven (7) members from within the Committee Membership. The motion was made by Mr. Jack Lowell; seconded by Mr. Alan Rubin and passed unanimously.

Mr. Martinez requested a second motion to accept the offers from Committee members to serve on the sub-committee. The motion was made by Mr. Jack Lowell; seconded by Ms. Cindy Lerner and passed unanimously. Sub-Committee Volunteers are as follows: Mr. Alan Rubin, Mr. Thomas Eagan, Ms. Gepsie Metellus, Mr. Sam Gilmore, Mr. Anthony Dawsey, Ms. Sharon Watson, and Ms. Carol Graham-Wylie.

### **Action Item C: Project Delivery Method Considerations**

Mr. Torrens provided a matrix with an empirical formulation to determine early on which delivery method to use. The District is following the same protocol to remain consistent throughout the entire Bond work. The most common methods used in delivering construction work are: 1) Hard or Conventional Bid, in which the plans are fully developed and a solicitation is issued. The selection is based strictly on the lowest price, and 2) Construction Management at Risk (CM@Risk). This is a process where the architect and the construction management firm are involved from the early phases of the project. The CM firm then bids the components of the projects and there is still competitive bidding involved. More of the risk is shifted toward the CM firm and less risk to the District. In a Hard Bid situation, the District is fully at risk for anything that was not clearly identified on the plans whereas in the CM delivery method, the CM firm accepts some of that risk. Another delivery method is Design Build which is also common. The District has not used this method very much in the last few years. In this case, a design criteria professional is hired as a third party. These firms would develop the design criteria and then the architect and contractor are selected as a Design Build team that delivers the project for the owner. There are pros and cons to each of the methods.

Mr. Wallace asked whether specific projects or methodology would be discussed. Mr. Martinez stated that methodology would be discussed.

Representative Fresen inquired as to the four examples of projects listed on the matrix stating that when the entire Bond issue was being discussed both in the public most people in Miami-Dade County had in their minds upgrades needed at schools rather than new facilities. Mr. Torrens stated that prioritization of work was arrived at with various things in mind, among them the size of the projects. Based in available



commissioning tools for projects under \$2M allowed the focus in Year 1 of the GOB to be on 66 projects that fall within that criterion. Projects smaller in scope, are being launched in Year 2 to allow for SBE policies, procedures and certification to be in place. As a result, a new solicitation starting this fall is planned for new architects, engineers, consultants, and CM@Risk firms for projects under \$1M. Larger projects, mostly in Year 3 and beyond, will require individual solicitations and therefore they have a longer lead time. The goal is to get as many of these projects started with the tools we have. The only two exceptions in Year 1 are Miami Norland Senior project, which was identified as a priority prior to passage of the Bond, and the MAST project, which was approved by the Board prior to the Bond under an Interlocal Agreement between the School Board and the Village of Key Biscayne. Had the Bond not passed, this project would have gone forward as the Village would finance the entire project. The third project on the list of examples is a collaboration between the School Board and a developer in the City of Doral to build a District-managed charter school and was include to illustrate the type of project that would be suitable for a hard bid delivery method. American Senior was presented as an example of an older school that needs renovation and would best be suited for a construction manager at risk delivery method. Mr. Torrens added that the District clearly understands the priority is with the older schools.

Mr. Wallace inquired about the Plan's make-up and asked how the totals for the projects were derived. Mr. Lowell stated that the origin of the list involved a private citizens group that sits on a construction advisory group for the School Board that vetted all of the projects. The list of projects was developed by staff over a long period time and prioritized by staff utilizing a thorough methodology; however, funding ran out and the projects were placed on hold.

Representative Fresen stated that his only point of concern was the methodology used to determine which facilities were going to be built and how after the Bond was passed we are going to use Bond dollars for expansions over new construction of schools in areas that are not the disparate need areas of the county.

Mr. Martinez asked Mr. Torrens to provide the information sequentially. Mr. Torrens stated he would and clarified that the Doral project is not Bond funded. The project was included as an example of the construction delivery method. Moreover, of the 68 projects that are listed in the first year, 66 of them are renovations of existing schools.

Mr. Ruben asked whether the MAST renovation would be completed and funded by Key Biscayne regardless of the Bond issue but now that the Bond passed would Bond issued funds be used in moving it up on schedule to complete. Mr. Torrens stated that the actual project is on Virginia Key for the MAST academy that is Board-owned property and reflects an addition to the project. The project is a result of an Interlocal Agreement (ILA) between the District and the Village of Key Biscayne (Village). Initially it was going to be completely financed by the Village. The Village is still providing \$10M of the \$20M required to complete the project.

Mr. Dawsey expressed concerns with the examples used to showcase the Bond projects and stated that staff should revisit using the samples as examples of the projects.

Mr. Martinez requested a motion to endorse the Project Delivery Method – Consideration and Decision Matrix. The motion was made by Mr. Jack Lowell; seconded by Mr. T. Willard Fair and passed unanimously.

**Action Item D: Proposed Acceleration of Year 3 (FY 2014-15) Projects to FY 2013-14**

Mr. Torrens stated that at its meeting of May 8, 2013 the Board approved Agenda Item E-25 that provides for an accelerated funding stream for projects. As a result of the favorable financial conditions the District is seeking to accelerate some of the projects. Two factors are favorable: 1. Financing and 2. Construction costs.

Mr. Martinez asked how the projects were selected. Mr. Torrens stated that some of the projects in Year 3 were more substantial and required additional lead time. Mr. Valdes Fauli asked whether this would mean building from the ground up. Mr. Torrens stated that it would depend on the campus. In most cases it would entail renovating the newer buildings and replacing the older buildings. The District must submit the projects through a process under the Department of Education called the Castaldi Study before buildings can be demolished. This is why bringing architects on board right away is necessary to get the work rolling.

Mr. Rubin asked whether the potential consolidation of several schools would impact any of the school projects being moved up. Mr. Torrens stated that this was part of the rationale for some of the schools listed in the later years. If the schools were potential candidates due to under enrollment, for consolidation, or reconfiguration in any way, he did not want to do those in Year 1 or Year 2.

Representative Fresen stated that when it comes to specific projects, these are the ones that the subcommittee is going to have to go out and determine what is happening at a particular school. Perhaps as a full committee we can get an idea of current students serviced, potentially future students serviced and each of those is the result of the renovations then we can put Mr. Rubin's question into context as to how many students the school will service for the community. Mr. Torrens stated that a project dashboard currently in development will include projects that can be grouped for an area of interest by municipality or by other type of grouping.

Ms. Lerner inquired about broadband functionality in older schools. Mr. Torrens stated the idea is to accelerate all the projects and compress the entire schedule. The IT department is currently retrofitting schools to have wireless capabilities on a rather aggressive schedule with a completion date of March 2013 for completion. Ms. Lerner asked how the complete rewiring of a facility would be attained cost effectively. Mr. Torrens stated that in general, we are focusing on mobile devices, different types of devices that don't require an individual drop for each computer so they take advantage of the wireless network that can be installed and also have portable devices that go to charging stations other than requiring an actual outlet. For every single computer you now have a cart. With 20 computers you plug it into one outlet. It takes advantage of the centralization of those resources, provides the wireless access to students anywhere on the campus. They don't have to be sitting in front of that computer at a desk. That is a hybrid solution. There are going to be some special cases that we have to address individually.

Mr. Illas asked for an explanation of the Annex completion project. Mr. Torrens stated that this is a new project converting administrative offices that are under-utilized as a result of reductions in administration into a school. In other words, the project is taking a facility that is now administrative offices and repurposing it for students at a very low cost. It is listed as new as it is actually adding new student stations.

Mr. Del Busto asked whether most regions would be fairly represented in the list. Mr. Torrens stated that the older schools are the focus and that generally facilities built within the last 10 years will not receive any major renovations but will receive a technology refresh.

Mr. Murphy asked whether there been any thought to establishing a pool to deal with air conditioning issues to get resolution of those issues accelerated. Mr. Torrens stated that it is very difficult to break out

something like air conditioning for a renovation project. What the District has been done is task an A/E consultant to develop prototypical designs for a school with jalousie windows and window air conditioners. This is going to accelerate the entire design process and produce cost efficiencies. There are going to be cases we would love to accelerate but there must be a balance. We only want to disrupt the school once.

Ms. Metellus remarked that she was pleased to see Jesse J. McCrary Elementary on the list of schools slated for acceleration.

Mr. Gilmore stated that when the process is accelerated and contracts are awarded before the Disparity Study is completed that A/E firms in the black community are excluded. The concern was brought up at a meeting recently held at Miami Northwestern Senior. I want the record to reflect I brought it up here and I'll be on the outreach committee finding out how we can make that up later on.

Mr. Martinez requested a motion to Endorse Proposed Acceleration of Year 3 (FY 2014-15) Projects to FY 2013-14. The motion was made by Representative Erik Fresen; seconded by Mr. Jack Lowell and passed unanimously.

#### **Action Item E: Proposed Technology Infrastructure Upgrade Under General Obligation Bond**

**Ms. Silvia Diaz presented an Overview of the Proposed Technology Infrastructure Upgrade Under General Obligation Bond as follows:**

Ms. Diaz stated that the \$100M coming from the Bond is very significant to finish out the wireless program complementing the improvements being made under eRate. The goal is to have computers at the point of instruction rather than having a computer lab down the hall or having a few computers in the back of the classroom. There is the potential of having all students have technology during the instructional period. Another goal is to have students communicate and to collaborate with others and document and demonstrate their learning. The District seeks to provide technology that is adaptive based on cognitive levels and interests, provides immediate feedback, and engages students through the use of audio, video, gaming, and social networking features. This is a critical time for the District as it transitions to Common Core standards. Common Core requires the use of technology for learning. Students will be tested on 21<sup>st</sup> Century skills.

Mr. Lowell asked how the devices would be deployed. Ms. Diaz stated that a proposal was made to the Superintendent to deploy the devices first in 9<sup>th</sup> Grade World History and not purchase the print materials this year. Instead we are providing the device with prep materials that will take care of all 9<sup>th</sup> grader students. This would also be done in Social Studies in middle school targeting 7<sup>th</sup> grade.

Representative Fresen suggested that the District team up with the private sector similar to that of the Construction Program Management team to implement several hundred million dollars worth of improvements in a 2-3 year timeframe for Common Core. Ms. Diaz stated that a Request For Information (RFI) is being issued to address the issue.

Ms. Kairalla asked whether the devices are tied to a specific program as with textbooks. Ms. Diaz stated that the District is device agnostic and the RFI will state such. The materials that have been chosen can run on different platforms and the District is not locked into any particular device.

Mr. Lowell asked how the District would control the use of the devices. Ms. Diaz stated this would be done through Mobile Device Management software and good classroom management.

Ms. Lerner asked what has been planned regarding professional development to get the teachers up to speed. Ms. Diaz stated that there will be professional development on how to use the device, how you use the device to access tools and the content and on the actual content. Sessions will be ongoing throughout the year.

Mr. Illas asked how this would affect Title I students who do not have offsite connectivity. Ms. Diaz stated that teachers would be able to download chapters and provide this to students.

Ms. Watson asked what the liability would be to parents when the devices issued to students are broken, lost, or stolen and whether there would be an insurance program put in place to cover such incidents. Ms. Diaz stated that as far as students bringing in their own devices they do run the risk of theft. As far as the devices purchased and issued by the District, several meetings have been set to address the possibility of being self-insured. The District is considering the possibility of charging a small technology fee to students which would help offset the cost of repairs. Ms. Watson asked whether there would be a way a way of setting up an insurance program for parents to encourage students to bring their own devices. Dr. Hinds stated that staff is meeting with Risk Management to address these issues.

Mr. Martinez requested a motion to endorse the Proposed Technology Infrastructure Upgrade Under General Obligation Bond. The motion was made by Mr. T. Willard Fair; seconded by Mr. Thomas V. Eagan and passed unanimously.

### **New Business**

Mr. Torrens introduced Mr. Ken Spittle, Mr. Glen White, and Mr. Fernando Gavarrete, representatives of Parsons Brinckerhoff, the Program Management firm hired to oversee the Bond Program.

Mr. Martinez stated that Ms. Lerner submitted an item of interest regarding the extent to which building is taking the Regional Climate Change Action Adaptation Plan recommendations into account. Mr. Torrens stated that the Committee included a representative from the South Florida Regional Planning Council (Council). The District considers this to be an issue of importance and looks at South Florida not just as individual communities or pockets. In planning for the District, staff reviews the entire region and collaborates with neighboring counties through the Council.

Mr. Martinez then opened the floor for questions and/or comments from the Committee.

Ms. Watson suggested having a presentation on the Plan at a future meeting to provide an understanding and informing the community at large on changing what we will all have to do to be more resilient as a community as a region and to adapt ourselves to sea level rise and other things that are occurring in the environment.

Mr. Martinez asked Committee members to forward items to staff that they would like to discuss at future meetings. All members of the newly established sub-committee will be contacted and based upon

availability a meeting will be scheduled. The first order of the will be to select a chair and then decide on how to proceed.

Mr. Gilmore requested a breakdown of Hispanic, Black and woman participation in terms of percentages. Mr. Torrens stated that the OEO is responsible for maintaining those records and obtaining information from contractors, sub-contractors, suppliers, and the small firms that may not be in privity with the District on a contract. Mr. Williams stated that the District is currently reviewing programs specific to tracking this information. A consultant has been retained to review these programs in order to track both utilization rates as well as spend. It will require the general contractor or prime per contract to enter in that information and also required them to submit that information. The OEO will monitor the compliance to ensure the vendors are actually entering in the information as well as going out to the sites to determine who is actually working.

School Board Member Dr. Lawrence Feldman expressed his appreciation for the depth of the questions and where they are headed and the Committee dedicating time to discover the needs of the community to making sure the process works.

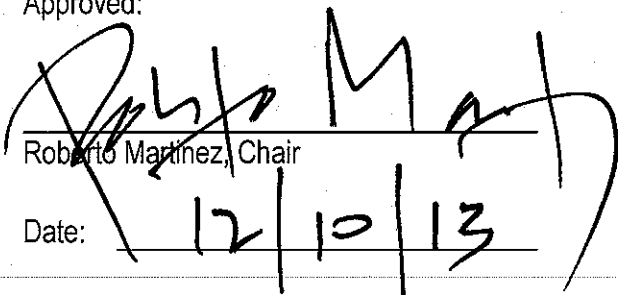
School Board Member Dr. Wilber "Tee" Holloway thanked the Committee for its participation. Dr. Holloway stated that he also appreciated the open dialogue as it provides the Board with necessary information concerning the message being sent to the community regarding the Bond Program.

Mr. Martinez thanked the Board Members for their input.

Mr. Sterling Laylock, Director of Advocacy, US Green Building Council, stated that he was very interested in the GOB program from the standpoint of long-term efficiencies. Mr. Torrens stated that from the inception of the GOB Campaign, one of the premises was sustainability. The District is ensuring that what is being invested in right now is going to yield returns for years to come and reduce the operating costs for schools.

There being no further business to discuss, Mr. Martinez adjourned the meeting at 5:03 p.m.

Approved:

  
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Roberto Martinez, Chair

Date: 12/10/13